

S U M M A R Y

FILE NO.	2255	Thomas Guide Map No. 718
		Date Received: 03/19/07
		Date Distributed: 03/20/07
ENTITY	Covington Water District	Date Filed:
ACTION	Property Owner Petition for Annexation to Permit Extension of Water Service Area/ Resolution for Annexation	
		Expiration 45 Days: 05/03/07
TITLE	Arbors at Rock Creek Annexation	Board Meeting: 04/12/07

Location	The annexation area is located within the corporate limits of the City of Maple Valley. The northern boundary of the site is variously formed by SE 257 th Street (if extended) and SE 258 th Street. The western-most boundary generally follows 239 th Avenue SE (if extended). The southern boundary is formed by SE 280 th Street. The eastern boundary is generally formed by 244 th Avenue SE.
Land Area	Approximately 22 acres (6 parcels)
Existing Land Use	Residential Uses; Vacant Land
Population	Approximately 15 persons
Assessed Valuation	\$2,054,000.00
County Comprehensive Plan/County Zoning	Not Applicable
City Comprehensive Plan	Low Density Residential Use;
City Zoning	R-6 (One dwelling unit per six acres)
District Comprehensive Plan	The Covington Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area (1998 Plan; 2005 Draft Plan – adopted March 2007).
District Franchise	The required franchise is provided, pursuant to the Covington Water District Comprehensive Plan, by agreement with King County.
Urban Growth Area (UGA)	The Arbors at Rock Creek Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Arbors at Rock Creek Area. A Determination of Non-Significance was issued in February of 2007.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division,
State Department of Ecology, Puget Sound Regional Council

Cities: Maple Valley, Black Diamond; Kent

Fire Districts: Maple Valley Fire and Life Safety (No. 43)

Water Districts: Soos Creek Water and Sewer District: Cedar River Water and Sewer
District

Sewer Districts: Soos Creek Water and Sewer District: Cedar River Water and Sewer District

School District: Tahoma School District No. 409

SUMMARY - File No. 2255

The Covington Water District proposes to annex approximately 22 acres of land (six parcels). The Covington Water District initiated this annexation proposal, based upon a citizen petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in December 2006.

The annexation area is located entirely within the City of Maple Valley. The northern boundary of the site is variously formed by SE 257th Street (if extended) and SE 258th Street. The western-most boundary generally follows 239th Avenue SE (if extended). The southern boundary is formed by SE 280th Street. The eastern boundary is generally formed by 244th Avenue SE.

The Covington Water District includes within its Comprehensive Plan the Arbors at Rock Creek Area (including three whole parcels and three parcels which are currently split – with a portion of each parcel currently located within the District's Service Area and a portion of each parcel currently located within the proposed annexation area).

The Arbors at Rock Creek Area Annexation is being proposed by the Covington Water District at this time in order to facilitate the provision of coordinated water services to the subject properties – which are currently developed (or developable) with residential uses.. At present, public water services are not provided to the Arbors at Rock Creek Area. The Arbors at Rock Creek currently receives water from AC Butcher (a private purveyor) which will be decommissioned upon transfer of properties to the Covington Water District. The District reports sufficient resources to provide services to this area upon annexation.

Covington Water District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed action specifically addresses King County Countywide Planning Policies, including Policies CA-6, FW-13, FW-31, CO-3, and CO-10 - CO-12 pertaining to the provision of public water services within the Urban Growth Area. Provision of water service also supports environmental protection consistent with the County Comprehensive Plan.

The Arbors at Rock Creek Area will remain within the boundaries of the City of Maple Valley. The City of Maple Valley will continue to govern this territory. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Arbors at Rock Creek Area. The proposed annexation will not affect other public services (e.g., policing, fire services, wastewater management services).

Covington Water District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to the properties currently within the Covington Water District boundaries by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Arbors at Rock Creek Area, boundaries are primarily formed by roadways and by property lines. The Arbors at Rock Creek Area is co-terminus with existing Covington Water District Service Area boundaries.

The Arbors at Rock Creek Area Annexation would also be consistent with Objective 3, which calls for the creation of logical service areas. Local residents have petitioned for annexation in order that water services for this area may be efficiently coordinated by a single local government unit. The Covington Water District is prepared to annex and serve the Arbors at Rock Creek Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Covington Water District Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area. This action would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities/municipal service agencies.

With the incorporation of the Arbors at Rock Creek Annexation Area, the Covington Water District will develop plans for installation of water service systems to serve these properties. Costs for installation of water services would be borne by consumers. No significant changes to revenue or expenditures are expected to the District, the City of Maple Valley, King County, or the citizens of the community in conjunction with the proposed Arbors at Rock Creek Annexation.

Annexation will enable Covington Water District to provide water services necessary to support public health and safety for the residents of the Arbors at Rock Creek Area.